

File #: **2016-200**

Owner's Name: Finkey Holdings, LLC

Applicant: Krissy Lynn

Agent: Krissy Lynn

Type of Application: Major Conditional Use Permit

Key: Key Largo

RE: 00472800.000000
00472810.000000

Additional Information added to File 2016-200

County of Monroe

Planning & Environmental Resources

Department

2798 Overseas Highway, Suite 410

Marathon, FL 33050

Voice: (305) 289-2500

FAX: (305) 289-2536



Board of County Commissioners

Mayor Heather Carruthers, Dist. 3

Mayor Pro Tem George Neugent, Dist. 2

Danny L. Kolhage, Dist. 1

David Rice, Dist. 4

Sylvia Murphy, Dist. 5

We strive to be caring, professional, and fair.

Date: 12/5/16
Time: _____

Dear Applicant:

This is to acknowledge submittal of your application for Major Conditional Use
Type of application

Finkey Holdings, LLC to the Monroe County Planning Department.
Project / Name

Thank you.

Planning Staff

ALSINA EMMANUEL
14960 SW 297TH ST
HOMESTEAD, FL 33033-3702

✓

BLOODWORTH HAROLD ROSS
3 SNAPPER AVE
KEY LARGO, FL 33037-4719

✓

BLOODWORTH HAROLD ROSS JR
3 SNAPPER AVE
KEY LARGO, FL 33037-4719

✓

CAPITAL BANK NA
599 9TH ST N STE 101
NAPLES, FL 34102-5624

✓

CASTILLO GUILLERMO
8 TRANSYLVANIA AVE
KEY LARGO, FL 33037-4718

✓

CLIFTON DANIEL F AND MINDI G
457 STONEWOOD LN
MAITLAND, FL 32751-3236

✓

CONCH 103225 LLC
PO BOX 6006
KEY WEST, FL 33041

✓

CONCH 103275 LLC
PO BOX 6006
KEY WEST, FL 33041-6006

DUP ✓

CONCHBEACH MANAGEMENT LLC
PO BOX 6006
KEY WEST, FL 33041-6006

✓

DEL FANTE SUSAN
616 ISLAND DR
KEY LARGO, FL 33037-4808

✓

DOT/ST.OF FL
TALLAHASSEE, FL 32399

✓

FORRER VENTURES CAPITAL LLC
300 OCEAN DR APT 6
KEY LARGO, FL 33037-4364

✓

GLASKIN BRUCE AND DEBORAH
ARONSON
9603 SEA TURTLE DR
PLANTATION, FL 33324-2821

✓

HANDTE EDWIN R AND ELLEN
103365 OVERSEAS HWY
KEY LARGO, FL 33037

DUP ✓

HANDTE EDWIN R AND JANICE E
103365 OVERSEAS HWY
KEY LARGO, FL 33037-4762

✓

HARTLEY MICHAEL D
16 TRANSYLVANIA AVE
KEY LARGO, FL 33037-4718

✓

HOROWITZ CRAIG C AND MELAINE R
PO BOX 373206
KEY LARGO, FL 33037-8206

✓

JOHNSON MICHAEL AND SAWONG
PO BOX 371339
KEY LARGO, FL 33037-1339

✓

KEY LARGO WASTEWATER TREATMENT
DISTRICT
PO BOX 370491
KEY LARGO, FL 33037-0491

✓

KEYS ISLAND PROPERTIES LLC
1201 SIMONTON ST
KEY WEST, FL 33040-3162

✓

LINER KEVIN AND JO ANNE W
10 SE MARLIN AVE
KEY LARGO, FL 33037-4714

✓

LOCUST CENTER LTD
303 LOCUST ST STE 150
DES MOINES, IA 50309-1707

✓

MCFEES KEYS DISEASE LLC
620 SW 17TH ST
BOCA RATON, FL 33486

✓

MCGILL JOHN
5 SNAPPER AVE
KEY LARGO, FL 33037

✓

PEREZ NIVIA
PO BOX 832987
MIAMI, FL 33283

✓

PUKLO WALTER E
1 SE MARLIN AVE
KEY LARGO, FL 33037-2914

✓

RICE PAIGE SANDS
15 SE MARLIN AVE
KEY LARGO, FL 33037-4713

✓

SILVESTRI JEANETTE
7 SE MARLIN AVE
KEY LARGO, FL 33037-4713

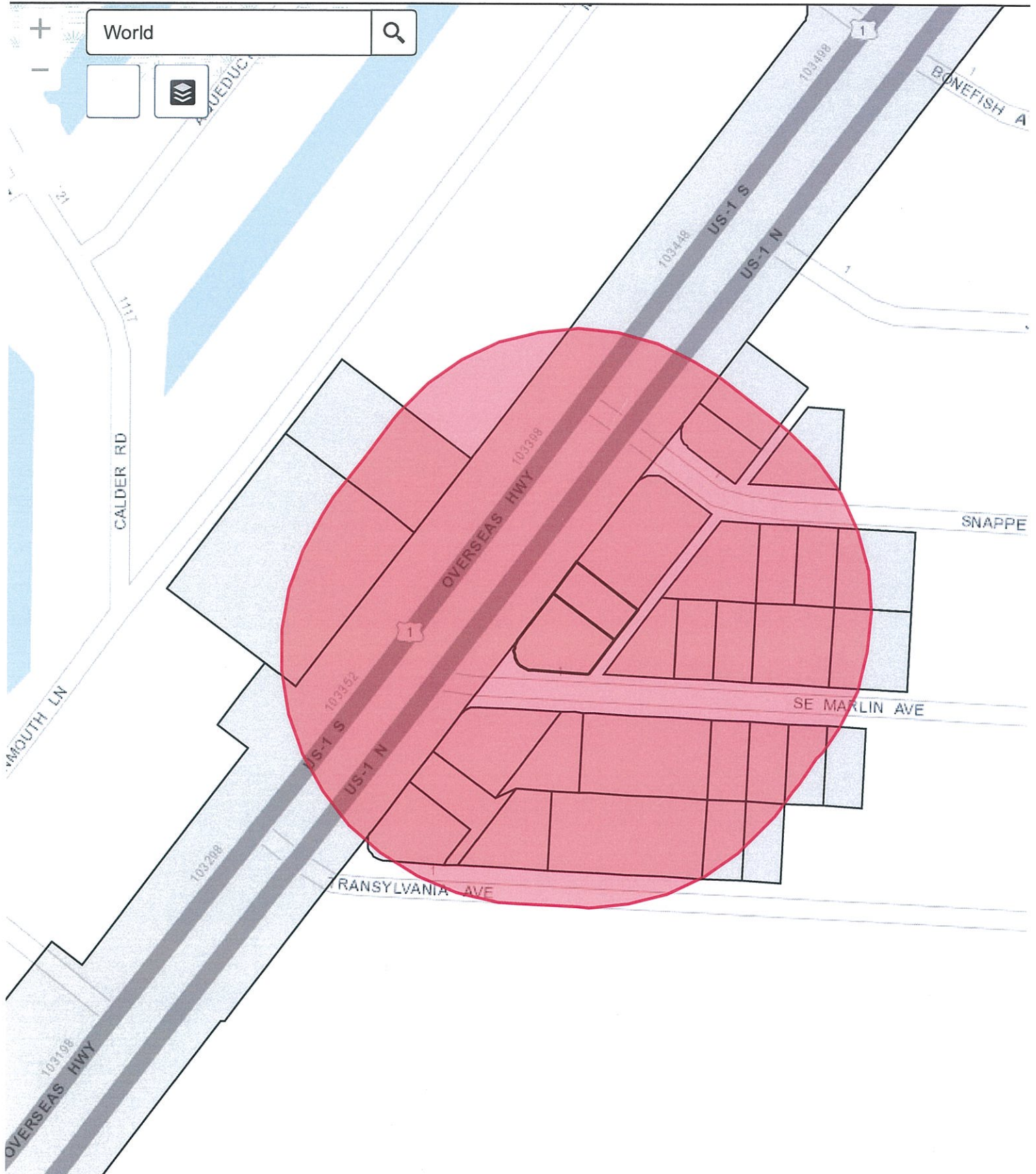
✓

SPREITZER JAMES E
PO BOX 6006
KEY WEST, FL 33041-6006

✓



SPONs - Web App



200ft
25.135 -80.405 Degrees

End of Additional File 2016-200

APPLICATION
MONROE COUNTY
PLANNING & ENVIRONMENTAL RESOURCES DEPARTMENT



RECEIVED
DEC 05 2016
MONROE CO. PLANNING DEPT

Request for a Major Conditional Use Permit

An application must be deemed complete and in compliance with the Monroe County Code by the staff prior to the item being scheduled for review

Major Conditional Use Permit Application Fee: \$10,014.00

In addition to the application fee, the following fees also apply:

Advertising Costs: \$245.00

Surrounding Property Owner Notification: \$3.00 for each property owner required to be noticed

Traffic Study Review: \$5,000.00

Date of Submittal: 12 / 2 / 16
Month Day Year

Applicant/Agent Authorized to Act for the Property Owner:

Krissy Lynn

Krissy Lynn

Applicant (Name of Person, Business or Organization)

Name of Person Submitting this Application

207 Gardenia Street Tavernier, FL 33070

Mailing Address (Street, City, State and Zip Code)

305-393-1059

kbohnste@bellsouth.net

Daytime Phone

Email Address

Property Owner:

Finkey Holdings, LLC

Stephanie Fink

(Name/Entity)

Contact Person

6 Bayberry Lane Key Largo, FL 33037

Mailing Address (Street, City, State and Zip Code)

305-274-3130

stefink@bellsouth.net

Daytime Phone

Email Address

Legal Description of Property:

12	17 and 18	Largo Sound Park	Key Largo
Block	Lot	Subdivision	Key
0047280-000000 and		1579955	
0047281-000000		1579963	
Real Estate (RE) Number		Alternate Key Number	
103301 Overseas Highway Key Largo, FL 33037		103	
Street Address (Street, City, State, Zip Code)		Approximate Mile Marker	

APPLICATION

Land Use District Designation of Property: IS

Present Land Use of Property: Office Use

Proposed Land Use of Property: Mixed: Office Use and Residential

Total Area of Property: 13,837 sq. ft OR .32 Acre

Total Upland Area within Property: ALL

If non-residential or commercial floor area is proposed, please provide:

1 Total number of non-residential buildings

1,620 Total non-residential floor area in square feet

If residential dwelling units are proposed, please provide:

1 Total number of residential buildings

1 Total number of permanent, market-rate units

0 Total number of permanent, affordable units

0 Total number of transient units (hotel, recreational vehicle and/or campground)

Has a previous application been submitted for this site within the past two years? Yes ___ No X

All of the following must be submitted in order to have a complete application submittal:

(Please check as you attach each required item to the application)

- ☒ Completed application form
- ☒ Correct fee (check or money order to Monroe County Planning & Environmental Resources)
- ☒ Proof of ownership (i.e. Warranty Deed)
- ☒ Current property record card(s) from the Monroe County Property Appraiser
- ☒ Photograph(s) of site from adjacent roadway
- ☐ Written description of project
- ☒ Signed and Sealed Boundary Survey, prepared by a Florida registered surveyor – 8 sets (at a minimum, survey should include elevations; all existing structures, paved areas and utility structures; all bodies of water on the site and adjacent to the site; total acreage; and total acreage by habitat)
- ☐ Environmental Designation Survey (prepared in accordance with Monroe County Code §110-70 a.)
- ☐ Community Impact Statement (prepared in accordance with Monroe County Code §110-70 b.)
- ☒ Signed and Sealed Site Plan, prepared by a Florida registered architect, engineer or landscape architect– 8 sets (drawn to a scale of 1:10 or 1:20). At a minimum, the site plan should include the following:
 - ☐ Date, north point and graphic scale
 - ☐ Boundary lines of site, including all property lines and mean high-water lines shown in accordance with Florida Statutes
 - ☐ All attributes from the boundary survey
 - ☐ Future Land Use Map (FLUM) designation(s) of the site

APPLICATION

- ☐ Land Use (Zoning) District designation(s) of site
- ☐ Tier designation(s) of the site
- ☐ Flood zones pursuant to the Flood Insurance Rate Map
- ☐ Setback lines as required by the Land Development Code
- ☐ Locations and dimensions of all existing and proposed structures, including all paved areas and clear site triangles
- ☐ Size and type of buffer yards and parking lot landscaping areas, including the species and number of plants (*unless a separate landscape plan showing such is submitted*)
- ☐ Extent and area of wetlands, open space preservation areas and conservation easements
- ☐ Delineation of habitat types to demonstrate buildable area on the site, including any heritage trees identified and any potential species that may use the site (certified by an approved biologist and based on the most current professionally-recognized mapping by the U.S. Fish and Wildlife Service) (*unless a separate landscape plan showing such is submitted*)
- ☐ Location of fire hydrants or fire wells
- ☐ The location of public utilities, including location of the closest available water supply system or collection lines and the closest available wastewater collection system or collection lines (with wastewater system provider) or on-site system proposed to meet required County and State of Florida wastewater treatment standards
- ☐ A table providing the total land area of the site, the total buildable area of the site, the type and square footage of all nonresidential land uses, the type and number of all residential dwelling units, the amounts of impervious and pervious areas, and calculations for land use intensity, open space ratio, and off-street parking

☒ Landscape Plan by a Florida registered landscape architect – 8 sets (may be shown on the site plan; however, if a separate plan, drawn to a scale of 1:10 or 1:20). At a minimum, the landscaping plan should include the following:

- ☐ Date, north point and graphic scale
- ☐ Boundary lines of site, including all property lines and mean high-water lines shown in accordance with Florida Statutes
- ☐ Locations and dimensions of all existing and proposed structures, including all paved areas
- ☐ Open space preservation areas
- ☐ Existing natural features
- ☐ Size and type of buffer yards including the species, size and number of plants
- ☐ Parking lot landscaping including the species, size and number of plants
- ☐ Specimen trees, or threatened and endangered plants to be retained and those to be relocated or replaced
- ☐ Transplantation plan (if required)

☒ Stormwater/ Surface Water Management Plan – 8 sets (including existing and proposed topography, all drainage structures, retention areas, drainage swales and existing and proposed permeable and impermeable areas)

☒ Building Floor Plans for all proposed structures and for any existing structures to be redeveloped – 8 sets (drawn at an appropriate standard architectural scale)

☒ Building Elevations for all proposed structures and for any existing structures to be modified – 8 sets (with the elevations of the following features referenced to NGVD: existing grade; finished grade; finished floor elevations (lowest supporting beam for V-zone development); roofline; and highest point of the structure)

☒ Traffic Study, prepared by a licensed traffic engineer

☒ Transportation fee of \$5,000 to cover the cost of experts hired by the Growth Management Division to review the traffic study (any unused funds deposited will be returned upon permit approval)

☒ Construction Management Plan, stating how impacts on near shore water and surrounding property will be managed (i.e. construction barriers, hay bales, flagging)

APPLICATION

- ☒ Typed name and address mailing labels of all property owners within a 300 foot radius of the property. This list should be compiled from the current tax rolls of the Monroe County Property Appraiser. In the event that a condominium development is within the 300 foot radius, each unit owner must be included
- ☒ Radius report from Monroe County Property Appraiser supporting the required labels
- ☒ Proof of Coordination are required from the following:
 - ☐ Florida Keys Aqueduct Authority (FKAA)
 - ☐ Florida Keys Electric Cooperative (FKEC) or Keys Energy Services
 - ☐ Monroe County Office of the Fire Marshal
 - ☐ Monroe County Solid Waste Management
 - ☐ Florida Department of Health if wastewater flows are less than or equal to 5,000 gallons per day or Florida Department of Environmental Protection if wastewater flows exceed 5,000 gallons per day

If applicable, the following must be submitted in order to have a complete application submittal:

- ☒ Notarized Agent Authorization
- N/A ☐ Vegetation Survey or Habitat Evaluation Index
- ☒ Construction Phasing Plan
- N/A ☐ Additional Proof of Coordination may be required for your project, please contact with the Planning & Environmental Resources Department to identify other agencies expected to review the project. Other agencies may include, but are not limited to:
 - ☐ Key West Resort Utilities
 - ☐ Key Largo Wastewater Treatment District (KLWTD)
 - ☐ South Florida Water Management District (SFWMD)
 - ☐ Florida Department of Transportation (FDOT)
 - ☐ Florida Department of Environmental Protection (FDEP)
 - ☐ Florida Department of State, Division of Historic Resources
 - ☐ Florida Game and Freshwater Fish Commission (FGFFC)
 - ☐ U.S. Army Corps of Engineers (ACOE)
 - ☐ U.S. Fish and Wildlife Service (USFW)

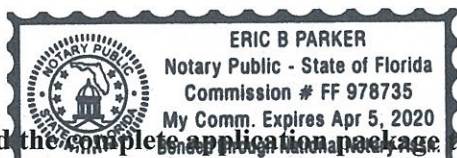
If deemed necessary to complete a full review of the application, the Planning & Environmental Resources Department reserves the right to request additional information.

* * * * *

I, the Applicant, certify that I am familiar with the information contained in this application, and that to the best of my knowledge such information is true, complete and accurate.

Signature of Applicant: *[Signature]* Date: 12/2/16

Sworn before me this 2 day of November



[Signature]
Notary Public
My Commission Expires

Please send the complete application package to the Monroe County Planning & Environmental Resources Department, Marathon Government Center, 2798 Overseas Highway, Suite 400, Marathon, FL 33050.

Finkey Holdings, LLC

Major Conditional Use Application

103301 Overseas Hwy Key Largo, FL 33037

Written description of the Project

We plan to keep the existing CBS Construction structure with demolishing the 2 story area side stairwell that is encroaching on the secondary front yard setback in a separate demolition permit.

The one story stilt building will be converted to a mixed use structure encompassing 1,620 square feet of commercial office space on the ground floor, which is in an "X" zone, and a residential unit consisting of 1,620 square feet on the upper floor with an addition of an outdoor area on the roof consisting of a rooftop patio/pergola and roof top garden space with railings.

We hope to have the permits come out somewhat simultaneously so this can be done as a one phase construction. We must have the approval of the major conditional use before we can transfer the commercial office space from the existing upper floor office space to the ground floor, and then must wait on our ROGO allocation for the upper floor residential unit in order to commence construction.

Per this application, we request the Environmental Designation Survey be not applicable due to the existing development of the property and very limited vegetation on the property.

09/21/2016 10:55AM
DEED DOC STAMP CL: Krys \$2,975.00

This Instrument prepared by,
and after recording, return to:
Jeffrey E. Levey, Esquire
JEFFREY E. LEVEY, P.A.
9130 South Dadeland Boulevard
Suite 1528
Miami, FL 33156
305-670-1976
File Number: 2016.0090

Doc# 2092503
Bk# 2816 Pg# 1699

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Warranty Deed

This Warranty Deed made this 13th day of September, 2016 between Keys Island Properties, LLC, a Florida limited liability company, whose post office address is 1201 Simonton Street, Key West, FL 33040, grantor, and Finkey Holdings, LLC, a Florida limited liability company, whose post office address is 6 Bayberry Lane, Key Largo, FL 33037, grantee:

(Whenever used herein the terms "grantor" and "grantee" include all the parties to this instrument and the heirs, legal representatives, and assigns of individuals, and the successors and assigns of corporations, trusts and trustees)

Witnesseth, that said grantor, for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable consideration to said grantor in hand paid by said grantee, the receipt whereof is hereby acknowledged, has granted, bargained, and sold to the said grantee, and grantee's heirs and assigns forever, the following described land, situate, lying and being in Monroe County, Florida to-wit:

Lots 17 and 18, Block 12, Largo Sound Park, according to the Plat thereof, as recorded in Plat Book 3, at Page 111, of the Public Records of Monroe County, Florida.

Parcel Identification Number: 0047280000000146139 and 00472810000000146139

Subject to the following:

1. All easements, conditions, covenants, restrictions, limitations and agreements of record, provided this instrument shall not reimpose same.
2. Real estate taxes for the year 2016 and all subsequent years.
3. Existing applicable governmental building and zoning ordinances and other governmental regulations.

Together with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

To Have and to Hold, the same in fee simple forever.

And the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever, and that said land is free of all encumbrances, except taxes accruing subsequent to December 31, 2015.

In Witness Whereof, grantor has hereunto set grantor's hand and seal the day and year first above written.

Signed, sealed and delivered in our presence:

Svilana
Witness Name: Svilana Valcheva

Keys Island Properties, LLC, a Florida limited liability company

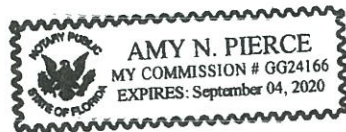
By: [Signature]
Robert Murrell, Manager

[Signature]
Witness Name: Amy N. Pierce

State of Florida
County of Monroe

The foregoing instrument was acknowledged before me this 13th day of September, 2016 by Robert Murrell, as Manager of Keys Island Properties, LLC, a Florida limited liability company. (He/she ☒ is personally known to me or ☐ has produced a driver's license as identification.

[Notary Seal]



[Signature]
Notary Public

Printed Name: _____

My Commission Expires: _____

MONROE COUNTY
OFFICIAL RECORDS



Scott P. Russell, CFA
Property Appraiser
Monroe County, Florida

Key West (305) 292-3420
Marathon (305) 289-2550
Plantation Key (305) 852-7130

Property Record Card -

Maps are now launching the new map application version

Website tested on IE8,
IE9, & Firefox.
Requires Adobe Flash
10.3 or higher

Alternate Key: 1579963 Parcel ID: 00472810-000000

Ownership Details

Mailing Address:
FINKEY HOLDINGS LLC
6 BAYBERRY LN
KEY LARGO, FL 33037-5117

Property Details

PC Code: 17 - OFFICE BUILDINGS 1 STORY
Millage Group: 500K
Affordable Housing: No
Section-Township-Range: 14-61-39
Property Location: 103301 OVERSEAS HWY KEY LARGO
Subdivision: LARGO SOUND PARK
Legal Description: BK 12 LOT 18 LARGO SOUND PARK PB3-111 KEY LARGO OR68-230/31 OR535-515 OR801-773/74DC/AFF OR860-1713 OR1034-1939D/C OR1103-2464 OR1147-505 OR1172-139 OR1361-74T/C OR1442-2076/77 OR1540-2290D/C OR1540-2291/92AFF OR1540-2293/94 OR1563-1185 OR1784-353 OR2760-110/18C/T

Click Map Image to open interactive viewer



Land Details

Land Use Code	Frontage	Depth	Land Area
100H - COMMERCIAL HIGHWAY	0	0	8,837.00 SF

Building Summary

Number of Buildings: 1
Number of Commercial Buildings: 1

Total Living Area: 2393
Year Built: 1984

Building 1 Details

Building Type
Effective Age 25
Year Built 1984
Functional Obs 0

Condition A
Perimeter 330
Special Arch 0
Economic Obs 0

Quality Grade 300
Depreciation % 33
Grnd Floor Area 2,393

Inclusions:

Roof Type
Heat 1
Heat Src 1

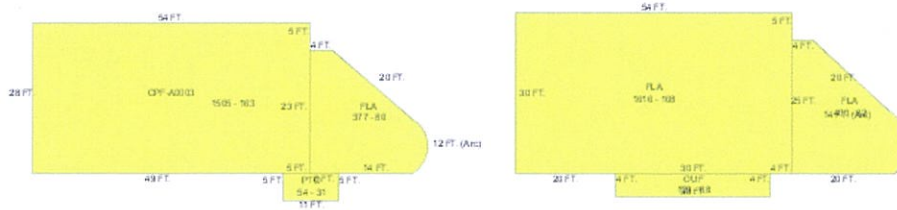
Roof Cover
Heat 2
Heat Src 2

Foundation
Bedrooms 0

Extra Features:

2 Fix Bath 0
3 Fix Bath 0
4 Fix Bath 0
5 Fix Bath 0
6 Fix Bath 0
7 Fix Bath 0
Extra Fix 4

Vacuum 0
Garbage Disposal 0
Compactor 0
Security 0
Intercom 0
Fireplaces 0
Dishwasher 0



Sections:

Nbr	Type	Ext Wall	# Stories	Year Built	Attic	A/C	Basement %	Finished Basement %	Area
0	FLA	5:C.B.S.	1	1984					377
0	FLA	5:C.B.S.	1	1984					1,616
0	OUF	5:C.B.S.	1	1984					129
0	CPF		1	1984					1,505
0	FLA		1	1984					400
0	PTO		1	1984					54

Interior Finish:

Section Nbr	Interior Finish Nbr	Type	Area %	Sprinkler	A/C
		OFFICE BLD-1 STORY	100	N	Y
		OFFICE BLD-1 STORY	100	N	Y
		1 STORY STORES	100	N	Y

Exterior Wall:

Interior Finish Nbr	Type	Area %
4689	C.B.S.	100

Misc Improvement Details

Nbr	Type	# Units	Length	Width	Year Built	Roll Year	Grade	Life
0	AC2:WALL AIR COND	1 UT	0	0	1990	2014	2	20

Appraiser Notes

6/29/06; CHECK CASHING ,MARLIN TITLE, & BAIL BONDS
RE 472800 COMBINED PER OWNER REQ 9-7-99
2004/6/25 3 UNITS SUITE A -MARLIN TITLE SUITE B- F.A.I. LEGAL SERVICES LOWER UNIT- FLORIDA KEYS CELLULAR TCF 2002/8/26 SB, TPP: 8898258 - Z BONDSMAN 8928295 - MARLIN TITLE 8927953 - FLORIDA KEYS CELLULAR 8999222 - HERMID MERCY LAW OFFICES 8787626 - FL AGENCY OF INVEST. CO 9037491 - VFS LOAN RESIDUAL HOLDING LLC (LEASED EQ @ FL AGENCY OF)
SPLIT OUT LT 17 FROM PARCEL NOW WITH REACTVATED PARCEL #00472800-000000

Building Permits

Bldg	Number	Date Issued	Date Completed	Amount	Description	Notes
1	0032691	06/13/2000	03/10/2008	1	Commercial	ROOFING
	302858	06/21/2000	01/01/2001	1		REPLACE A/C

Parcel Value History

Certified Roll Values.

[View Taxes for this Parcel.](#)

Roll Year	Total Bldg Value	Total Misc Improvement Value	Total Land Value	Total Just (Market) Value	Total Assessed Value	School Exempt Value	School Taxable Value
2016	191,527	252	137,804	393,257	393,257	0	393,257
2015	200,102	220	132,555	393,257	393,257	0	393,257
2014	200,102	200	132,555	372,034	372,034	0	372,034
2013	211,537	0	70,696	375,344	375,344	0	375,344
2012	211,537	0	70,696	389,255	389,255	0	389,255
2011	220,113	0	114,881	401,330	401,330	0	401,330

2010	220,113	0	176,740	446,384	446,384	0	446,384
2009	220,113	0	194,414	547,528	547,528	0	547,528
2008	220,113	0	247,800	613,120	613,120	0	613,120
2007	119,920	0	132,750	252,670	252,670	0	252,670
2006	98,498	0	81,863	180,361	180,361	0	180,361
2005	151,478	0	128,113	279,591	279,591	0	279,591
2004	151,473	0	128,113	279,586	279,586	0	279,586
2003	151,473	0	128,113	279,586	279,586	0	279,586
2002	151,473	0	128,113	279,586	279,586	0	279,586
2001	188,850	0	41,550	230,400	230,400	0	230,400
2000	188,850	0	27,700	216,550	216,550	0	216,550
1999	188,850	0	27,700	216,550	216,550	0	216,550
1998	146,321	0	17,700	164,021	164,021	0	164,021
1997	146,321	0	17,700	164,021	164,021	0	164,021
1996	133,019	0	17,700	150,719	150,719	0	150,719
1995	127,324	0	17,700	145,024	145,024	0	145,024
1994	127,324	0	24,338	151,662	151,662	0	151,662
1993	127,324	0	24,338	151,662	151,662	0	151,662
1992	127,324	0	24,338	151,662	151,662	0	151,662
1991	127,324	0	24,338	151,662	151,662	0	151,662
1990	117,530	0	24,338	141,868	141,868	0	141,868
1989	117,530	0	24,338	141,868	141,868	0	141,868
1988	113,442	0	24,338	137,780	137,780	0	137,780
1987	111,492	0	23,010	134,502	134,502	0	134,502
1986	111,821	0	23,010	134,831	134,831	0	134,831
1985	109,488	0	13,275	122,763	122,763	0	122,763
1984	0	0	21,240	21,240	21,240	0	21,240
1983	0	0	20,790	20,790	20,790	0	20,790
1982	0	0	19,688	19,688	19,688	0	19,688

Parcel Sales History

NOTE: Sales do not generally show up in our computer system until about two to three months after the date of sale. If a recent sale does not show up in this list, please allow more time for the sale record to be processed. Thank you for your patience and understanding.

Sale Date	Official Records Book/Page	Price	Instrument	Qualification
9/13/2016	2816 / 1700	425,000	WD	99
9/9/2015	2760 / 110	100	CT	12
6/1/1995	1361 / 0074	177,600	WD	Q
10/1/1990	1147 / 505	200,000	WD	Q
8/1/1989	1103 / 2464	100,000	WD	U
7/1/1982	860 / 1713	27,000	WD	Q
2/1/1973	535 / 515	10,000	00	Q

This page has been visited 205,719 times.

Monroe County Property Appraiser
Scott P. Russell, CFA
P.O. Box 1176 Key West, FL 33041-1176



Scott P. Russell, CFA
Property Appraiser
Monroe County, Florida

Key West (305) 292-3420
Marathon (305) 289-2550
Plantation Key (305) 852-7130

Property Record Card -

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IE9, & Firefox.
Requires Adobe Flash
10.3 or higher

Alternate Key: 1579955 Parcel ID: 00472800-000000

Ownership Details

Mailing Address:
FINKEY HOLDINGS LLC
6 BAYBERRY LN
KEY LARGO, FL 33037-5117

Property Details

PC Code: 10 - VACANT COMMERCIAL
Millage Group: 500K
Affordable Housing: No
Section-Township-Range: 14-61-39
Property Location: 103301 OVERSEAS HWY KEY LARGO
Subdivision: LARGO SOUND PARK
Legal Description: BK 12 LT 17 LARGO SOUND PARK PB3-111 KEY LARGO OR68-230-231 OR801-773/74D/C/AFF OR1172-139 OR1540-2290DC OR1540-2291/92AFF OR1540-2293/94TR OR1563-1185 OR1784-353 OR2175-586 OR2760-110/18C/T OR2816-1699/1700

[Click Map Image to open interactive viewer](#)



Land Details

Land Use Code	Frontage	Depth	Land Area
100H - COMMERCIAL HIGHWAY	50	100	5,000.00 SF

Appraiser Notes

M.C. BAIL BONDS; MARLIN TITLE CORP. LAW OFFICES; T-MOBILE; WESTERN UNION CHECK CASHING

REACTIVATED PARCEL PER 2175-586 THIS PARCEL WAS ASSESSED UNDER RE 00472810-000000 FROM 1999 TO 2005.

COMBINED W/RE 472810 PER OWNER REQ 9-7-99 CW

Parcel Value History

Certified Roll Values.

[View Taxes for this Parcel.](#)

Roll Year	Total Bldg Value	Total Misc Improvement Value	Total Land Value	Total Just (Market) Value	Total Assessed Value	School Exempt Value	School Taxable Value
2016	0	0	75,000	75,000	75,000	0	75,000
2015	0	0	75,000	75,000	48,400	0	75,000
2014	0	0	75,000	75,000	44,000	0	75,000
2013	0	0	40,000	40,000	40,000	0	40,000
2012	0	0	40,000	40,000	40,000	0	40,000
2011	0	0	65,000	65,000	65,000	0	65,000
2010	0	0	100,000	100,000	100,000	0	100,000
2009	0	0	110,000	110,000	110,000	0	110,000
2008	0	0	140,000	140,000	140,000	0	140,000
2007	154,910	320	75,000	75,000	75,000	0	75,000
2006	66,154	0	46,250	112,404	112,404	0	112,404
1998	0	0	10,000	10,000	10,000	0	10,000
1997	0	0	10,000	10,000	10,000	0	10,000
1996	0	0	10,000	10,000	10,000	0	10,000
1995	0	0	10,000	10,000	10,000	0	10,000
1994	0	0	13,750	13,750	13,750	0	13,750
1993	0	0	11,900	11,900	11,900	0	11,900
1992	0	0	11,900	11,900	11,900	0	11,900
1991	0	0	13,750	13,750	13,750	0	13,750
1990	0	0	13,750	13,750	13,750	0	13,750
1989	0	0	13,750	13,750	13,750	0	13,750
1988	0	0	13,750	13,750	13,750	0	13,750
1987	0	0	13,000	13,000	13,000	0	13,000
1986	0	0	13,000	13,000	13,000	0	13,000
1985	0	0	7,500	7,500	7,500	0	7,500
1984	0	0	12,000	12,000	12,000	0	12,000
1983	0	0	11,113	11,113	11,113	0	11,113
1982	0	0	11,113	11,113	11,113	0	11,113

Parcel Sales History

NOTE: Sales do not generally show up in our computer system until about two to three months after the date of sale. If a recent sale does not show up in this list, please allow more time for the sale record to be processed. Thank you for your patience and understanding.

Sale Date	Official Records Book/Page	Price	Instrument	Qualification
9/13/2016	2816 / 1699	425,000	WD	99
9/9/2015	2760 / 110	100	CT	12
2/22/1999	1563 / 1185	18,000	WD	Q

This page has been visited 205,718 times.

Monroe County Property Appraiser
Scott P. Russell, CFA
P.O. Box 1176 Key West, FL 33041-1176



Detail by Entity Name

Florida Limited Liability Company

FINKEY HOLDINGS, LLC

Filing Information

Document Number	L16000061220
FEI/EIN Number	NONE
Date Filed	03/28/2016
Effective Date	03/27/2016
State	FL
Status	ACTIVE

Principal Address

102920 OVERSEAS HIGHWAY
KEY LARGO, FL 33037

Mailing Address

6 BAYBERRY LANE
KEY LARGO, FL 33037

Registered Agent Name & Address

HILL, AUDRA L, CPA
102411 OVERSEAS HIGHWAY
KEY LARGO, FL 33037

Authorized Person(s) Detail

Name & Address

Title MGR

FINK, RANDY A
6 BAYBERRY LN
KEY LARGO, FL 33037

Title AMBR

FINK, STEPHANIE J
6 BAYBERRY LN
KEY LARGO, FL 33037

Annual Reports

No Annual Reports Filed

Document Images

[03/28/2016 -- Florida Limited Liability](#)

[View image in PDF format](#)



Google earth

feet

meters

10

3



This Instrument prepared by,
and after recording, return to:
Jeffrey E. Levey, Esquire
JEFFREY E. LEVEY, P.A.
9130 South Dadeland Boulevard
Suite 1528
Miami, FL 33156
305-670-1976
File Number: 2016.0090

[Space Above This Line For Recording Data]

Warranty Deed

This Warranty Deed made this 15 day of September, 2016 between Keys Island Properties, LLC, a Florida limited liability company, whose post office address is 1201 Simonton Street, Key West, FL 33040, grantor, and Finkey Holdings, LLC, a Florida limited liability company, whose post office address is 6 Bayberry Lane, Key Largo, FL 33037, grantee:

(Whenever used herein the terms "grantor" and "grantee" include all the parties to this instrument and the heirs, legal representatives, and assigns of individuals, and the successors and assigns of corporations, trusts and trustees)

Witnesseth, that said grantor, for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable consideration to said grantor in hand paid by said grantee, the receipt whereof is hereby acknowledged, has granted, bargained, and sold to the said grantee, and grantee's heirs and assigns forever, the following described land, situate, lying and being in Monroe County, Florida to-wit:

Lots 17 and 18, Block 12, Largo Sound Park, according to the Plat thereof, as recorded in Plat Book 3, at Page 111, of the Public Records of Monroe County, Florida.

Parcel Identification Number: 00472800000000146139 and 004728100000000146139

Subject to the following:

1. All easements, conditions, covenants, restrictions, limitations and agreements of record, provided this instrument shall not reimpose same.
2. Real estate taxes for the year 2016 and all subsequent years.
3. Existing applicable governmental building and zoning ordinances and other governmental regulations.

Together with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

To Have and to Hold, the same in fee simple forever.

And the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances, except taxes accruing subsequent to December 31, 2015.

DoubleTimes

In Witness Whereof, grantor has hereunto set grantor's hand and seal the day and year first above written.

Signed, sealed and delivered in our presence:

Keys Island Properties, LLC, a Florida limited liability company

By: [Signature]
Robert Murrell, Manager

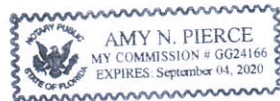
[Signature]
Witness Name: Svetlana Valcheva

[Signature]
Witness Name: Amy N. Pierce

State of Florida
County of Monroe

The foregoing instrument was acknowledged before me this 13th day of September, 2016 by Robert Murrell, as Manager of Keys Island Properties, LLC, a Florida limited liability company. He/she ☒ is personally known to me or ☐ has produced a driver's license as identification.

[Notary Seal]



[Signature]
Notary Public

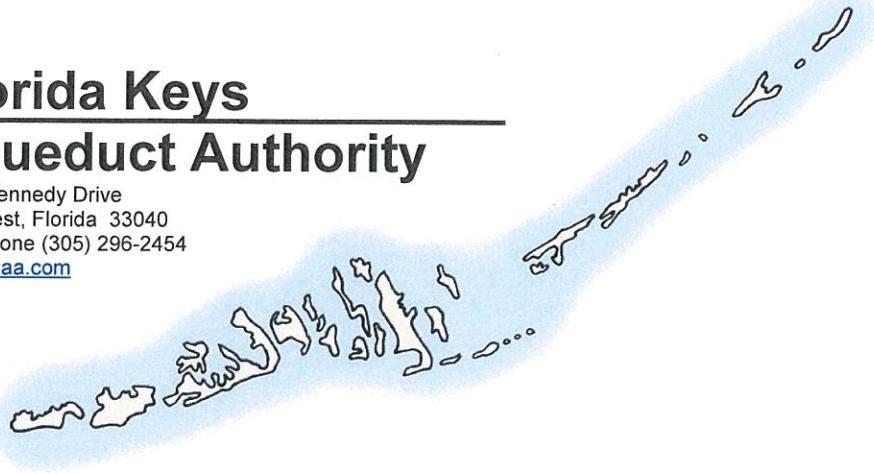
Printed Name: _____

My Commission Expires: _____



Florida Keys Aqueduct Authority

1100 Kennedy Drive
Key West, Florida 33040
Telephone (305) 296-2454
www.fkaa.com



J. Robert Dean
Chairman
District 3

Antoinette M. Appe
Vice-Chairman
District 4

Cara Higgins
District 1

David C. Ritz
District 5

Richard J. Toppino
District 2

Kirk C. Zuelch
Executive Director

October 21, 2016

Kristina Lynn
207 Gardenia Street
Tavernier, FL 33070

RE: Major Conditional Use App
103301 Overseas Highway, Key Largo, Florida
RE # 00472810-000000
Location #s: 032808-5/8" Meter

Dear Ms. Lynn;

This letter will serve as preliminary coordination of the above referenced project with the Florida Keys Aqueduct Authority.

There is a 12" water main on Overseas Highway and a 6" water main on SE Marlin Avenue, with a 5/8" meter that currently feed proposed property.

A complete set of Civil and Architectural plans will be required to determine meter requirements and system development charges.

Should you have any questions or require any further information please feel free to call me.

Sincerely,
Florida Keys Aqueduct Authority

Marnie L. Walterson
Distribution Design Supervisor

CC Christie Martin, Customer Service Manager-Key West
Yusi Bonachea, Customer Service Manager-Marathon
Sue Reich, Customer Service Manager-Tavernier

County of Monroe
The Florida Keys



BOARD OF COUNTY COMMISSIONERS

Mayor Heather Carruthers, District 3
Mayor Pro Tem George Neugent, District 2
Danny L. Kolhage, District 1
David Rice, District 4
Sylvia J. Murphy, District 5

Ms. Kristina Lynn
October 24, 2016

Ms. Lynn.

I have reviewed the plans for your project located at lots 17 and 18, Block 12, Largo Sound Park and have no objections at this time.

Sincerely

A handwritten signature in black ink, appearing to read "Will Thompson", is written over a horizontal line.

Will Thompson
Director, Solid Waste
Monroe County, Florida



BOARD OF COUNTY COMMISSIONERS
Mayor Heather Carruthers, District 3
Mayor Pro Tem, George Neugent, District 2
Danny L. Kolhage, District 1
Sylvia J. Murphy, District 5
David Rice, District 4

OFFICE of
the FIRE MARSHAL
490 63rd Street
Marathon, FL 33050
PHONE: (305) 289-6368
FAX: (305) 289-6369



Krissy Lynn
207 Gardenia St.
Tavernier, FL 33070

October 25, 2016

RE: Letter of Coordination

Dear Ms. Lynn,

Pursuant to the requirements of the Monroe County Planning Department Development Permit Application, this shall serve as the letter of coordination between the Monroe County Fire Marshal's Office and the agent and/or property owner for the project owner of 103301 Overseas Highway located in Key Largo.

1. The Fire Marshal's Office enforces the Florida Fire Prevention Code (5th Edition), The Florida Building Code (2015), National Fire Protection Code (NFPA 1), Life Safety Code (NFPA 101) and related NFPA standards as applicable and adopted by the State of Florida.
 2. All fire rated penetrations shall be caulked with a UL approved product per manufacturer's specifications. A detail sheet shall be included with the final set of approved and sealed plans on each method used the fire stop system. A single manufacturer of Fire Penetration sealant shall be used throughout the structure. Expanding "foam" products shall not be permitted anywhere in the structure.
 3. Due to the change in Occupancy and Use, the entire structure shall be protected by an automatic sprinkler system in accordance with NFPA 13, and a Fire Alarm System in accordance with NFPA 72.
 4. Fire Department access shall comply with NFPA 1, Ch.18.
 5. The commercial portion of the structure shall comply with NFPA 99 Heath Care Facilities.
- It is understood that after conceptual review of the project has been granted, preliminary fire protection plans shall be included with improvements to water supply via fire hydrant and shall be submitted to Fire Marshal's Office prior to final plan review and issuance of a building permit. The Monroe County Fire Rescue Department provides fire suppression service to the proposed project location.

Sincerely,

Steven M. Zavalney
Deputy Fire Marshal



FLORIDA KEYS ELECTRIC COOPERATIVE ASSOCIATION, INC. – FKEC

91630 OVERSEAS HIGHWAY, P.O. BOX 377, TAVERNIER, FL 33070-0377 PHONE (305) 852-2431 FAX: (305) 852-4794

October 20, 2016

Finkey Holdings LLC
6 Bayberry Lane
Key Largo, FL 33037

Sent via email: kristylynn77@icloud.com

Re: Letter of Coordination – 103301 Overseas Hwy., Key Largo, FL
Parcel ID: 00472810-000000
AK: 1579963

Dear Austen,

The facilities and operations of Florida Keys Electric Cooperative Association, Inc. (FKEC) are designed to accommodate normal electrical load growth, providing sufficient energy is available from our mainland supplier. FKEC anticipates no significant problems in providing power to the property referenced above.

Easements may be required.

When preliminary electrical and site plans are available, please arrange to meet with FKEC Engineering staff to review and plan the project.

Sincerely,

Keith Kropf, PE
Director of Engineering

kk/mfb

**Key Largo Wastewater Treatment District**
103355 Overseas Highway, Key Largo, FL 33037Post Office Box 491, Key Largo, FL 33037
Phone (305) 451-4019 • Fax (305) 453-5807 • www.klwtd.com**Approval to Proceed**

Dear Property Owner or Contractor:

The below referenced parcel has been served by the Key Largo Wastewater Treatment District ("District") and may proceed with the process of connecting to the central sewer system. If you are unable to connect to our system with a gravity connection, contact us for specifications. If a physical connection point has not yet been installed it will be provided before your final tie-in is required.

If you currently have an Aerobic Treatment Unit (A.T.U.), Septic Tank or Cesspit you may now apply for an abandonment permit with the Monroe County Health Department located at the Murray Nelson Government Center, MM 102.8 Bayside. If you have any questions about this process, contact them at (305) 453-8750. You will need this original sealed letter for your application.

Once you have received an abandonment permit, you may apply for a Monroe County Building Permit for your wastewater connection. The Monroe County Building Department is also located at the Murray Nelson Government Center. If you have any questions about this process, contact them at (305) 453-8800. You will need this original sealed letter for your application.

During construction of your connection, several inspections will be required by the District. You may schedule the inspection by calling (305) 451-4019 twenty-four (24) hours in advance. These inspections are required to receive your final Certificate of Connection (PE Letter). You will need this letter in order to close your permit.

This approval is for the purpose of obtaining the permits required to complete your tie-in to the District's central wastewater system located in the right-of-way adjacent to your parcel only. It should not be interpreted as an authorization to connect to any other system, including grinder pump or on-site system, whether owned by the District or not.

If you have any questions please contact customer service at (305) 451-4019 or email at customerservice@klwtd.com.

Owner's Name:	KEYS ISLAND PROPERTIES LLC
Alternate Key / RE Number:	1579955/ 00472800-000000
Property Address:	103301 OVERSEAS HWY
Legal Description:	BK 12 LT 17 LARGO SOUND PARK PB3- 111 KEY LARGO OR6 8-230-231 OR801-773/74D/C/AFF OR1172-139 OR1540-22 90DC OR1540-2291/92AFF OR1540-2293/94TR OR1563-118
Mailing Address:	1201 SIMONTON ST KEY WEST, FL 33040-3162



Seal

Signature

Date

9/27/16

(Date)

I hereby authorize Krissy Lynn be listed as authorized agent
[Name of Agent (individual)]

for Finkey Holdings, LLC for the ROGO application submittal for
(Name of Property Owner(s) the Applicant(s) on project)

Building Permit Application # _____ for property described as Lot: 17 & 18, Block
12, Subdivision: Largo Sound Park, Key (island): Key Largo
and Real Estate number: 00472800-000000 & 00472810-000000.

This authorization becomes effective on the date this affidavit is notarized and shall remain in effect until terminated by the undersigned. This authorization acts as a durable power of attorney only for the purposes stated.

The undersigned understands the liabilities involved in the granting of this agency and accepts full responsibility (thus holding Monroe County harmless) for any and all of the actions of the agent named, related to the acquisition of permits for the aforementioned applicant.

Note: Authorization is needed from each owner of the subject property. Therefore, one or more authorization forms must be submitted with the application if there are multiple owners.

[Signature]
Property Owner(s) Signature

Stephanie Fink
Printed Name of Owner(s)

NOTARY:

STATE OF Florida
COUNTY OF Monroe

The foregoing instrument was acknowledged before me this 27th day of September, 2016.

Stephanie Fink is X personally known _____ produced identification

(_____ Type of Identification), did / did not take an oath.

[Signature]
Notary



Sandra L. Tromeur
Commission # FF943778
Expires: December 15, 2019
Bonded thru Aaron Notary

9/27/16

(Date)

I hereby authorize Krissy Lynn be listed as authorized agent

[Name of Agent (individual)]

for Finkey Holdings, LLC for the ROGO application submittal for

(Name of Property Owner(s) the Applicant(s) on project)

Building Permit Application # _____ for property described as Lot: 17 & 18, Block
12, Subdivision: Largo Sound Park, Key (island): Key Largo
and Real Estate number: 00472800-000000 & 00472810-000000.

This authorization becomes effective on the date this affidavit is notarized and shall remain in effect until terminated by the undersigned. This authorization acts as a durable power of attorney only for the purposes stated.

The undersigned understands the liabilities involved in the granting of this agency and accepts full responsibility (thus holding Monroe County harmless) for any and all of the actions of the agent named, related to the acquisition of permits for the aforementioned applicant.

Note: Authorization is needed from each owner of the subject property. Therefore, one or more authorization forms must be submitted with the application if there are multiple owners.

Audra L Hill

Property Owner(s) Signature

Registered Agent

Audra L Hill

Printed Name of Owner(s)

Registered Agent

NOTARY:

STATE OF Florida

COUNTY OF Monroe

The foregoing instrument was acknowledged before me this 27th day of September, 2016.

Audra L Hill is ☒ personally known _____ produced identification

(_____ Type of Identification), did / did not take an oath.

Sandra L. Tromeur

Notary



Sandra L. Tromeur
Commission # FF943778
Expires: December 15, 2019
Bonded thru Aaron Notary

ELEVATION CERTIFICATE

Important: Follow the instructions on pages 1-9.

Copy all pages of this Elevation Certificate and all attachments for (1) community official, (2) insurance agent/company, and (3) building owner.

SECTION A - PROPERTY INFORMATION				FOR INSURANCE COMPANY USE	
A1. Building Owner's Name FINK				Policy Number:	
A2. Building Street Address (including Apt., Unit, Suite, and/or Bldg. No.) or P.O. Route and Box No. 103301 OVERSEAS HWY.				Company NAIC Number:	
City KEY LARGO		State Florida		ZIP Code 33037	
A3. Property Description (Lot and Block Numbers, Tax Parcel Number, Legal Description, etc.) LOTS 17 & 18, BLOCK 12, LARGO SOUND PARK					
A4. Building Use (e.g., Residential, Non-Residential, Addition, Accessory, etc.) <u>NON-RESIDENTIAL</u>					
A5. Latitude/Longitude: Lat. <u>N.25.13473</u> Long. <u>W.80.40431</u> Horizontal Datum: <input type="checkbox"/> NAD 1927 <input checked="" type="checkbox"/> NAD 1983					
A6. Attach at least 2 photographs of the building if the Certificate is being used to obtain flood insurance.					
A7. Building Diagram Number <u>1B</u>					
A8. For a building with a crawlspace or enclosure(s): a) Square footage of crawlspace or enclosure(s) _____ sq ft b) Number of permanent flood openings in the crawlspace or enclosure(s) within 1.0 foot above adjacent grade _____ c) Total net area of flood openings in A8.b _____ sq in d) Engineered flood openings? <input type="checkbox"/> Yes <input type="checkbox"/> No					
A9. For a building with an attached garage: a) Square footage of attached garage _____ sq ft b) Number of permanent flood openings in the attached garage within 1.0 foot above adjacent grade _____ c) Total net area of flood openings in A9.b _____ sq in d) Engineered flood openings? <input type="checkbox"/> Yes <input type="checkbox"/> No					
SECTION B - FLOOD INSURANCE RATE MAP (FIRM) INFORMATION					
B1. NFIP Community Name & Community Number MONROE CO. UNINC. AREAS 125129			B2. County Name MONROE		B3. State Florida
B4. Map/Panel Number 12087C0769	B5. Suffix K	B6. FIRM Index Date 02/18/2005	B7. FIRM Panel Effective/ Revised Date 02/18/2005	B8. Flood Zone(s) X	B9. Base Flood Elevation(s) (Zone AO, use Base Flood Depth) N/A
B10. Indicate the source of the Base Flood Elevation (BFE) data or base flood depth entered in Item B9: <input type="checkbox"/> FIS Profile <input checked="" type="checkbox"/> FIRM <input type="checkbox"/> Community Determined <input type="checkbox"/> Other/Source: _____					
B11. Indicate elevation datum used for BFE in Item B9: <input checked="" type="checkbox"/> NGVD 1929 <input type="checkbox"/> NAVD 1988 <input type="checkbox"/> Other/Source: _____					
B12. Is the building located in a Coastal Barrier Resources System (CBRS) area or Otherwise Protected Area (OPA)? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Designation Date: _____ <input type="checkbox"/> CBRS <input type="checkbox"/> OPA					

ELEVATION CERTIFICATEOMB No. 1660-0008
Expiration Date: November 30, 2018

IMPORTANT: In these spaces, copy the corresponding information from Section A.			FOR INSURANCE COMPANY USE
Building Street Address (including Apt., Unit, Suite, and/or Bldg. No.) or P.O. Route and Box No. 103301 OVERSEAS HWY.			Policy Number:
City KEY LARGO	State Florida	ZIP Code 33037	Company NAIC Number

**SECTION E – BUILDING ELEVATION INFORMATION (SURVEY NOT REQUIRED)
FOR ZONE AO AND ZONE A (WITHOUT BFE)**

For Zones AO and A (without BFE), complete Items E1–E5. If the Certificate is intended to support a LOMA or LOMR-F request, complete Sections A, B, and C. For Items E1–E4, use natural grade, if available. Check the measurement used. In Puerto Rico only, enter meters.

- E1. Provide elevation information for the following and check the appropriate boxes to show whether the elevation is above or below the highest adjacent grade (HAG) and the lowest adjacent grade (LAG).
- a) Top of bottom floor (including basement, crawlspace, or enclosure) is _____ . _____ ☐ feet ☐ meters ☐ above or ☐ below the HAG.
- b) Top of bottom floor (including basement, crawlspace, or enclosure) is _____ . _____ ☐ feet ☐ meters ☐ above or ☐ below the LAG.
- E2. For Building Diagrams 6–9 with permanent flood openings provided in Section A Items 8 and/or 9 (see pages 1–2 of Instructions), the next higher floor (elevation C2.b in the diagrams) of the building is _____ . _____ ☐ feet ☐ meters ☐ above or ☐ below the HAG.
- E3. Attached garage (top of slab) is _____ . _____ ☐ feet ☐ meters ☐ above or ☐ below the HAG.
- E4. Top of platform of machinery and/or equipment servicing the building is _____ . _____ ☐ feet ☐ meters ☐ above or ☐ below the HAG.
- E5. Zone AO only: If no flood depth number is available, is the top of the bottom floor elevated in accordance with the community's floodplain management ordinance? ☐ Yes ☐ No ☐ Unknown. The local official must certify this information in Section G.

SECTION F – PROPERTY OWNER (OR OWNER'S REPRESENTATIVE) CERTIFICATION

The property owner or owner's authorized representative who completes Sections A, B, and E for Zone A (without a FEMA-issued or community-issued BFE) or Zone AO must sign here. The statements in Sections A, B, and E are correct to the best of my knowledge.

Property Owner or Owner's Authorized Representative's Name

Address	City	State	ZIP Code
---------	------	-------	----------

Signature	Date	Telephone
-----------	------	-----------

Comments

☐ Check here if attachments.

BUILDING PHOTOGRAPHS

OMB No. 1660-0008
Expiration Date: November 30, 2018

ELEVATION CERTIFICATE

See Instructions for Item A6.

IMPORTANT: In these spaces, copy the corresponding information from Section A.

FOR INSURANCE COMPANY USE

Building Street Address (including Apt., Unit, Suite, and/or Bldg. No.) or P.O. Route and Box No.
103301 OVERSEAS HWY.

Policy Number:

City
KEY LARGO

State
Florida

ZIP Code
33037

Company NAIC Number

If using the Elevation Certificate to obtain NFIP flood insurance, affix at least 2 building photographs below according to the instructions for Item A6. Identify all photographs with date taken; "Front View" and "Rear View"; and, if required, "Right Side View" and "Left Side View." When applicable, photographs must show the foundation with representative examples of the flood openings or vents, as indicated in Section A8. If submitting more photographs than will fit on this page, use the Continuation Page.



Photo One

Photo One Caption FRONT VIEW



Photo Two

Photo Two Caption REAR VIEW

ELEVATION CERTIFICATE**BUILDING PHOTOGRAPHS**

Continuation Page

OMB No. 1660-0008

Expiration Date: November 30, 2018

IMPORTANT: In these spaces, copy the corresponding information from Section A.			FOR INSURANCE COMPANY USE
Building Street Address (including Apt., Unit, Suite, and/or Bldg. No.) or P.O. Route and Box No. 103301 OVERSEAS HWY.			Policy Number:
City KEY LARGO	State Florida	ZIP Code 33037	Company NAIC Number

If submitting more photographs than will fit on the preceding page, affix the additional photographs below. Identify all photographs with: date taken; "Front View" and "Rear View"; and, if required, "Right Side View" and "Left Side View." When applicable, photographs must show the foundation with representative examples of the flood openings or vents, as indicated in Section A8.



Photo One

Photo One Caption LEFT SIDE



Photo Two

Photo Two Caption RIGHT SIDE

ALSINA EMMANUEL
14960 SW 297TH ST
HOMESTEAD, FL 33033-3702

BLOODWORTH HAROLD ROSS
3 SNAPPER AVE
KEY LARGO, FL 33037-4719

BLOODWORTH HAROLD ROSS JR
3 SNAPPER AVE
KEY LARGO, FL 33037-4719

CAPITAL BANK NA
599 9TH ST N STE 101
NAPLES, FL 34102-5624

CASTILLO GUILLERMO
8 TRANSYLVANIA AVE
KEY LARGO, FL 33037-4718

CLIFTON DANIEL F AND MINDI G
457 STONEWOOD LN
MAITLAND, FL 32751-3236

CONCH 103225 LLC
PO BOX 6006
KEY WEST, FL 33041

CONCH 103275 LLC
PO BOX 6006
KEY WEST, FL 33041-6006

CONCHBEACH MANAGEMENT LLC
PO BOX 6006
KEY WEST, FL 33041-6006

DEL FANTE SUSAN
616 ISLAND DR
KEY LARGO, FL 33037-4808

DOT/ST.OF FL
TALLAHASSEE, FL 32399

FORRER VENTURES CAPITAL LLC
300 OCEAN DR APT 6
KEY LARGO, FL 33037-4364

GLASKIN BRUCE AND DEBORAH
ARONSON
9603 SEA TURTLE DR
PLANTATION, FL 33324-2821

HANDTE EDWIN R AND ELLEN
103365 OVERSEAS HWY
KEY LARGO, FL 33037

HANDTE EDWIN R AND JANICE E
103365 OVERSEAS HWY
KEY LARGO, FL 33037-4762

HARTLEY MICHAEL D
16 TRANSYLVANIA AVE
KEY LARGO, FL 33037-4718

HOROWITZ CRAIG C AND MELAINE R
PO BOX 373206
KEY LARGO, FL 33037-8206

JOHNSON MICHAEL AND SAWONG
PO BOX 371339
KEY LARGO, FL 33037-1339

KEY LARGO WASTEWATER TREATMENT
DISTRICT
PO BOX 370491
KEY LARGO, FL 33037-0491

KEYS ISLAND PROPERTIES LLC
1201 SIMONTON ST
KEY WEST, FL 33040-3162

LINER KEVIN AND JO ANNE W
10 SE MARLIN AVE
KEY LARGO, FL 33037-4714

LOCUST CENTER LTD
303 LOCUST ST STE 150
DES MOINES, IA 50309-1707

MCFEES KEYS DISEASE LLC
620 SW 17TH ST
BOCA RATON, FL 33486

MCGILL JOHN
5 SNAPPER AVE
KEY LARGO, FL 33037

PEREZ NIVIA
PO BOX 832987
MIAMI, FL 33283

PUKLO WALTER E
1 SE MARLIN AVE
KEY LARGO, FL 33037-2914

RICE PAIGE SANDS
15 SE MARLIN AVE
KEY LARGO, FL 33037-4713

SILVESTRI JEANETTE
7 SE MARLIN AVE
KEY LARGO, FL 33037-4713

SPREITZER JAMES E
PO BOX 6006
KEY WEST, FL 33041-6006

NAME	ADD1	ADD2	UNIT	CITY	STATE	ZIP	COUNTRY
PINK PLAZA LLC	696 NE 125TH ST			NORTH MIAMI	FL	33161-5546	
SPREITZER JAMES E	PO BOX 6006			KEY WEST	FL	33041-6006	
CONCHBEACH MANAGEMENT LLC	PO BOX 6006			KEY WEST	FL	33041-6006	
CASTILLO GUILLERMO	8 TRANSYLVANIA AVE			KEY LARGO	FL	33037-4718	
CONFIDENTIAL DATA F.S. 119.07							
ALSINA EMMANUEL	14960 SW 297TH ST			HOMESTEAD	FL	33033-3702	
SILVESTRI JEANETTE	7 SE MARLIN AVE			KEY LARGO	FL	33037-4713	
PUKLO WALTER E	1 SE MARLIN AVE			KEY LARGO	FL	33037-2914	
CONCH 103275 LLC	PO BOX 6006			KEY WEST	FL	33041-6006	
LOCUST CENTER LTD	303 LOCUST ST STE 150			DES MOINES	IA	50309-1707	
KEY LARGO WASTEWATER TREATMENT DISTRICT	PO BOX 370491			KEY LARGO	FL	33037-0491	
HOROWITZ CRAIG C AND MELAINE R	PO BOX 373206			KEY LARGO	FL	33037-8206	
MCFEES KEYS DISEASE LLC	620 SW 17TH ST			BOCA RATON	FL	33486	
RICE PAIGE SANDS	15 SE MARLIN AVE			KEY LARGO	FL	33037-4713	
FINKEY HOLDINGS LLC	6 BAYBERRY LN			KEY LARGO	FL	33037-5117	
FORRER VENTURES CAPITAL LLC	300 OCEAN DR APT 6			KEY LARGO	FL	33037-4364	
GLASKIN BRUCE AND DEBORAH ARONSON	9603 SEA TURTLE DR			PLANTATION	FL	33324-2821	
FINKEY HOLDINGS LLC	6 BAYBERRY LN			KEY LARGO	FL	33037-5117	
DEL FANTE SUSAN	616 ISLAND DR			KEY LARGO	FL	33037-4808	
SCOTT RODDY D AND REBA H	107 KATELYN LN			NICHOLASVILLE	KY	40356-8849	
CLIFTON DANIEL F AND MINDI G	457 STONEWOOD LN			MAITLAND	FL	32751-3236	
CONCH 103225 LLC	PO BOX 6006			KEY WEST	FL	33041-6006	
JOHNSON MICHAEL AND SAWONG	PO BOX 371339			KEY LARGO	FL	33037-1339	
BLOODWORTH HAROLD ROSS JR	3 SNAPPER AVE			KEY LARGO	FL	33037-4719	
LINER KEVIN AND JO ANNE W	10 SE MARLIN AVE			KEY LARGO	FL	33037-4714	
CAPITAL BANK NA C/O THRUSH DONNA M	599 9TH ST N STE 101			NAPLES	FL	34102-5624	
MCGILL JOHN	5 SNAPPER AVE			KEY LARGO	FL	33037	
HANDTE EDWIN R AND JANICE E	103365 OVERSEAS HWY			KEY LARGO	FL	33037-4762	
DOT/ST.OF FL	(STATE ROAD DEPARTMENT)			TALLAHASSEE	FL	32399	
HANDTE EDWIN R AND ELLEN	103365 OVERSEAS HWY			KEY LARGO	FL	33037	
BLOODWORTH HAROLD ROSS	3 SNAPPER AVE			KEY LARGO	FL	33037-4719	
PEREZ NIVIA	PO BOX 832987			MIAMI	FL	33283	

LEGAL2

LARGO NE 702.67 FT OF TRACT A & PT OF S R NO 5 (US
PB3-139 KEY LARGO OR466-47/48 OR712-56 OR926-2441
BK 19 LT 20 AND ADJ ALLEY RES #40-1971OR466-47/48
ADDITION PB3-139 KEY LARGO OR118-549/50 OR260-561
384-32 OR781-1530 OR812-676 OR1677-2203 OR2504-882
84-32 OR781-1530 OR797-2052 OR798-1863 OR802-1137C
OUNDK PARK FIRST ADDITION PB3-139 KEY LARGO OR323-3
FIRST ADDITION PB3-139 KEY LARGO AND ADJ ALLEY DI
PB3-139 KEY LARGO OR466-47/48 OR712-56 OR926-2441
PB6-60 NE'LY 120' OF SW 820' TRACT A & PT OF THE A
-111 OR428-999 OR569-8 OR602-701 OR773-321 OR811-7
RGO OR921-865 OR1067-318/19Q/C OR1084-712D/C OR109
N-KEY LARGO OR476-918/919 OR826-126 OR888-479 OR
N KEY LARGO OR536-29 OR553-986 OR1098-1173 OR1242-
68-230/31 OR535-515 OR801-773/74DC/AFF OR860-1713
RGO OR165-538/539 OR785-996 OR948-2041 OR1260-50
N KEY LARGO OR542-163 OR1098-1173 OR1242-154/55C/T
8-230-231 OR801-773/74D/C/AFF OR1172-139 OR1540-22
R448-229 OR706-265 OR820-2077 OR820-2078 OR1079-74
N-KEY LARGO OR59-199/200 OR466-46 OR994-2385/88 OR
N-KEY LARGO OR485-245/246 OR536-29 OR1098-1173 OR1
PB3-139 KEY LARGO OR466-47/48 OR712-56 OR926-2441/
N-KEY LARGO OR542-163 OR1098-1173(CAW) OR1209-1908
56 OR753-502D/C OR930-1424/1434WILL CASE#85-04-CP-
LARGO OR417-819 OR994-2415 OR1616-1375 OR1890-1969
NE 250' OF SW 700' TRACT A & ADJ PT ST RD 5A OR47
57-889/890 OR753-465 OR804-1846 OR1175-933/349 OR1
33-958 OR817-1301 OR817-1302 OR817-1303
-21-30-3 1-32-40 G6-42
11 OR428-999 OR1460-20
28-999 OR1518-1195 OR2247-1344Q/C
42-182 OR828-889 OR865-566 OR909-1699Q/C OR1289-18

LOCATION

103400 OVERSEAS HWY
4 TRANSYLVANIA AVE
VACANT LOT OVERSEAS HWY
8 TRANSYLVANIA AVE
6 SE MARLIN AVE
VACANT LAND
7 SE MARLIN AVE
1 MARLIN AVE
103275 OVERSEAS HWY
103360 OVERSEAS HWY
103355 OVERSEAS HWY
14 SE MARLIN AVE
14 TRANSYLVANIA AVE
15 SE MARLIN AVE
103301 OVERSEAS HWY
103375 OVERSEAS HWY
11 SE MARLIN AVE
103301 OVERSEAS HWY
26 SNAPPER AVE
16 TRANSYLVANIA AVE
9 SE MARLIN AVE
103225 OVERSEAS HWY
13 SE MARLIN AVE
3 SNAPPER AVE
10 SE MARLIN AVE
103300 OVERSEAS HWY
5 SNAPPER AVE
103365 OVERSEAS HWY
VACANT LAND
4 SNAPPER AVE
VACANT LAND
2 SE MARLIN AVE

Monroe County Property Appraiser - Radius Report

AK: 1573621	Parcel ID: 00468472-009700	Physical Location 103400 OVERSEAS	KEY LARGO
Legal Description: CROSS KEY WATERWAY ESTATES SECTION TWO PB6-60 LARGO NE 702.67 FT OF TRACT A & PT OF S R N			
Owners Name: PINK PLAZA LLC			
Address: 696 NE 125TH ST NORTH MIAMI FL 33161-5546			
AK: 1577286	Parcel ID: 00470090-000000	Physical Location 4 TRANSYLVANIA	KEY LARGO
Legal Description: BK 19 LTS 23 & 24 LARGO SOUND PARK FIRST ADDITION PB3-139 KEY LARGO OR466-47/48 OR712-56 OR92			
Owners Name: SPREITZER JAMES E			
Address: PO BOX 6006 KEY WEST FL 33041-6006			
AK: 1577251	Parcel ID: 00470060-000000	Physical Location VACANT LOT	KEY LARGO
Legal Description: LARGO SOUND PARK FIRST ADDITION PB3-139 KEY LARGO BK 19 LT 20 AND ADJ ALLEY RES #40-1971OR466			
Owners Name: CONCHBEACH MANAGEMENT LLC			
Address: PO BOX 6006 KEY WEST FL 33041-6006			
AK: 8659482	Parcel ID: 00470140-000100	Physical Location 8 TRANSYLVANIA	KEY LARGO
Legal Description: BK 19 LT 25, 26, 27 AND 28 LARGO SOUND PARK FIRST ADDITION PB3-139 KEY LARGO OR118-549/50 OF			
Owners Name: CASTILLO GUILLERMO			
Address: 8 TRANSYLVANIA AVE KEY LARGO FL 33037-4718			
AK: 1579998	Parcel ID: 00472840-000000	Physical Location 6 SE MARLIN AVE	KEY LARGO
Legal Description: BK 12 LT 21 LARGO SOUND PARK PB3-111 KEY LARGO OR 384-32 OR781-1530 OR812-676 OR1677-2203 OR250			
Owners Name: CONFIDENTIAL DATA F.S. 119.07			
Address:			
AK: 1579980	Parcel ID: 00472830-000000	Physical Location VACANT LAND	KEY LARGO
Legal Description: BK 12 LT 20 LARGO SOUND PARK PB3-111 KEY LARGO OR3 84-32 OR781-1530 OR797-2052 OR798-1863 OR802-1			
Owners Name: ALSINA EMMANUEL			
Address: 14960 SW 297TH ST HOMESTEAD FL 33033-3702			
AK: 1577189	Parcel ID: 00470000-000000	Physical Location 7 SE MARLIN AVE	KEY LARGO
Legal Description: BK 19 LT 14, 15, 16 AND ELY 14.70FT LT 17 LARGO S OUND PARK FIRST ADDITION PB3-139 KEY LARGO			
Owners Name: SILVESTRI JEANETTE			
Address: 7 SE MARLIN AVE KEY LARGO FL 33037-4713			
AK: 1577227	Parcel ID: 00470030-000000	Physical Location 1 MARLIN AVE	KEY LARGO
Legal Description: BK 19 PT LT 17 (LESS ELY 14.70FT) LARGO SOUND PARK FIRST ADDITION PB3-139 KEY LARGO AND ADJ			
Owners Name: PUKLO WALTER E			
Address: 1 SE MARLIN AVE KEY LARGO FL 33037-2914			
AK: 1577235	Parcel ID: 00470040-000000	Physical Location 103275 OVERSEAS	KEY LARGO
Legal Description: BK 19 LTS 18 & 19 LARGO SOUND PARK FIRST ADDITION PB3-139 KEY LARGO OR466-47/48 OR712-56 OR92			
Owners Name: CONCH 103275 LLC			
Address: PO BOX 6006 KEY WEST FL 33041-6006			
AK: 9090904	Parcel ID: 00468472-009711	Physical Location 103360 OVERSEAS	KEY LARGO
Legal Description: CROSS KEY WATERWAYS ESTATES SECTION TWO KEY PB6-60 NE'LY 120' OF SW 820' TRACT A & PT OF T			
Owners Name: LOCUST CENTER LTD			
Address: 303 LOCUST ST STE 150 DES MOINES IA 50309-1707			
AK: 1579947	Parcel ID: 00472790-000000	Physical Location 103355 OVERSEAS	KEY LARGO
Legal Description: BK 12 LTS 14-15-16 LARGO SOUND PARK KEY LARGO PB3 -111 OR428-999 OR569-8 OR602-701 OR773-321 OR			
Owners Name: KEY LARGO WASTEWATER TREATMENT DISTRICT			
Address: PO BOX 370491 KEY LARGO FL 33037-0491			

AK: 8666373	Parcel ID: 00472720-000100	Physical Location 14 SE MARLIN AVE	KEY LARGO
Legal Description: BK 12 LT 24 AND 25 LARGO SOUND PARK PB3-111 KEY LA RGO OR921-865 OR1067-318/19Q/C OR1084-712D/C			
Owners Name: HOROWITZ CRAIG C AND MELAINE R			
Address: PO BOX 373206		KEY LARGO	FL 33037-8206
AK: 1577332	Parcel ID: 00470160-000000	Physical Location 14 TRANSYLVANIA	KEY LARGO
Legal Description: BK 19 LT 29 LARGO SOUND PARK PB3-139 FIRST ADDITIO N-KEY LARGO OR476-918/919 OR826-126 OR888-			
Owners Name: MCFEES KEYS DISEASE LLC			
Address: 620 SW 17TH ST		BOCA RATON	FL 33486
AK: 1577146	Parcel ID: 00469960-000000	Physical Location 15 SE MARLIN AVE	KEY LARGO
Legal Description: BK 19 LT 10 LARGO SOUND PARK PB3-139 FIRST ADDITIO N KEY LARGO OR536-29 OR553-986 OR1098-1173 (
Owners Name: RICE PAIGE SANDS			
Address: 15 SE MARLIN AVE		KEY LARGO	FL 33037-4713
AK: 1579963	Parcel ID: 00472810-000000	Physical Location 103301 OVERSEAS	KEY LARGO
Legal Description: BK 12 LOT 18 LARGO SOUND PARK PB3-111 KEY LARGO OR 68-230/31 OR535-515 OR801-773/74DC/AFF OR860-1			
Owners Name: FINKEY HOLDINGS LLC			
Address: 6 BAYBERRY LN		KEY LARGO	FL 33037-5117
AK: 1579653	Parcel ID: 00472490-000000	Physical Location 103375 OVERSEAS	KEY LARGO
Legal Description: BK 11 LOTS 13 & 14 LARGO SOUND PARK PB3-111 KEY LA RGO OR165-538/539 OR785-996 OR948-2041 OR12			
Owners Name: FORRER VENTURES CAPITAL LLC			
Address: 300 OCEAN DR APT 6		KEY LARGO	FL 33037-4364
AK: 1577162	Parcel ID: 00469980-000000	Physical Location 11 SE MARLIN AVE	KEY LARGO
Legal Description: BK 19 LT 12 LARGO SOUND PARK PB3-139 FIRST ADDITIO N KEY LARGO OR542-163 OR1098-1173 OR1242-15			
Owners Name: GLASKIN BRUCE AND DEBORAH ARONSON			
Address: 9603 SEA TURTLE DR		PLANTATION	FL 33324-2821
AK: 1579955	Parcel ID: 00472800-000000	Physical Location 103301 OVERSEAS	KEY LARGO
Legal Description: BK 12 LT 17 LARGO SOUND PARK PB3-111 KEY LARGO OR6 8-230-231 OR801-773/74D/C/AFF OR1172-139 OR154			
Owners Name: FINKEY HOLDINGS LLC			
Address: 6 BAYBERRY LN		KEY LARGO	FL 33037-5117
AK: 1579882	Parcel ID: 00472720-000000	Physical Location 26 SNAPPER AVE	KEY LARGO
Legal Description: BK 2 LTS 9-10 LARGO SOUND PARK KEY LARGO PB3-111 O R448-229 OR706-265 OR820-2077 OR820-2078 OR10			
Owners Name: DEL FANTE SUSAN			
Address: 616 ISLAND DR		KEY LARGO	FL 33037-4808
AK: 1577341	Parcel ID: 00470170-000000	Physical Location 16 TRANSYLVANIA	KEY LARGO
Legal Description: BK 19 LT 30 LARGO SOUND PARK PB3-139 FIRST ADDITIO N-KEY LARGO OR59-199/200 OR466-46 OR994-238/			
Owners Name: SCOTT RODDY D AND REBA H			
Address: 107 KATELYN LN		NICHOLASVILLE	KY 40356-8849
AK: 1577171	Parcel ID: 00469990-000000	Physical Location 9 SE MARLIN AVE	KEY LARGO
Legal Description: BK 19 LT 13 LARGO SOUND PARK PB3-139 FIRST ADDITIO N-KEY LARGO OR485-245/246 OR536-29 OR1098-11			
Owners Name: CLIFTON DANIEL F AND MINDI G			
Address: 457 STONEWOOD LN		MAITLAND	FL 32751-3236
AK: 1577260	Parcel ID: 00470070-000000	Physical Location 103225 OVERSEAS	KEY LARGO
Legal Description: BK 19 LTS 21 & 22 LARGO SOUND PARK FIRST ADDITION PB3-139 KEY LARGO OR466-47/48 OR712-56 OR924			
Owners Name: CONCH 103225 LLC			
Address: PO BOX 6006		KEY WEST	FL 33041-6006
AK: 1577154	Parcel ID: 00469970-000000	Physical Location 13 SE MARLIN AVE	KEY LARGO
Legal Description: BK 19 LT 11 LARGO SOUND PARK PB3-139 FIRST ADDITIO N-KEY LARGO OR542-163 OR1098-1173(CAW) OR1			
Owners Name: JOHNSON MICHAEL AND SAWONG			
Address: PO BOX 371339		KEY LARGO	FL 33037-1339

AK: 1579904	Parcel ID: 00472750-000000	Physical Location 3 SNAPPER AVE	KEY LARGO
Legal Description: BK 12 LT 12 LARGO SOUND PARK KEY LARGO OR269-555-5 56 OR753-502D/C OR930-1424/1434WILL CASE#85-			
Owners Name: BLOODWORTH HAROLD ROSS JR			
Address: 3 SNAPPER AVE		KEY LARGO	FL 33037-4719

AK: 1580015	Parcel ID: 00472860-000000	Physical Location 10 SE MARLIN AVE	KEY LARGO
Legal Description: BK 12 LOTS 22 AND 23 LARGO SOUND PARK PB3-111 KEY LARGO OR417-819 OR994-2415 OR1616-1375 OR18-			
Owners Name: LINER KEVIN AND JO ANNE W			
Address: 10 SE MARLIN AVE		KEY LARGO	FL 33037-4714

AK: 8648812	Parcel ID: 00468472-009710	Physical Location 103300 OVERSEAS	KEY LARGO
Legal Description: CROSS KEY WATERWAYS ESTATES SEC 2 PB6-60 KEY NE 250' OF SW 700' TRACT A & ADJ PT ST RD 5A			
Owners Name: CAPITAL BANK NA C/O THRUSH DONNA M			
Address: 599 9TH ST N STE 101		NAPLES	FL 34102-5624

AK: 1579891	Parcel ID: 00472740-000000	Physical Location 5 SNAPPER AVE	KEY LARGO
Legal Description: BK 12 LT 11 LARGO SOUND PARK KEY LARGO PB3-111 OR4 57-889/890 OR753-465 OR804-1846 OR1175-933/349			
Owners Name: MCGILL JOHN			
Address: 5 SNAPPER AVE		KEY LARGO	FL 33037

AK: 1579670	Parcel ID: 00472510-000000	Physical Location 103365 OVERSEAS	KEY LARGO
Legal Description: BK 11 LT 15 LARGO SOUND PARK PB3-111 KEY LARGO OR5 33-958 OR817-1301 OR817-1302 OR817-1303			
Owners Name: HANDTE EDWIN R AND JANICE E			
Address: 103365 OVERSEAS HWY		KEY LARGO	FL 33037-4762

AK: 1094528	Parcel ID: 00085900-000000	Physical Location VACANT LAND	KEY LARGO
Legal Description: 14 61 39 ISLAND OF KEY LARGO PT LOTS4-10-15-16-20 -21-30-3 1-32-40 G6-42			
Owners Name: DOT/ST.OF FL			
Address: (STATE ROAD DEPARTMENT)		TALLAHASSEE	FL 32399

AK: 1579688	Parcel ID: 00472520-000000	Physical Location 4 SNAPPER AVE	KEY LARGO
Legal Description: LARGO SOUND PARK PB3-111 KEY LARGO LOTS 16-17 BK 11 OR428-999 OR1460-20			
Owners Name: HANDTE EDWIN R AND ELLEN			
Address: 103365 OVERSEAS HWY		KEY LARGO	FL 33037

AK: 1579912	Parcel ID: 00472760-000000	Physical Location VACANT LAND	KEY LARGO
Legal Description: BK 12 LT 13 LARGO SOUND PARK PB3-111 KEY LARGO OR4 28-999 OR1518-1195 OR2247-1344Q/C			
Owners Name: BLOODWORTH HAROLD ROSS			
Address: 3 SNAPPER AVE		KEY LARGO	FL 33037-4719

AK: 1579971	Parcel ID: 00472820-000000	Physical Location 2 SE MARLIN AVE	KEY LARGO
Legal Description: BK 12 LT 19 LARGO SOUND PARK PB3-111 KEY LARGO OR5 42-182 OR828-889 OR865-566 OR909-1699Q/C OR12			
Owners Name: PEREZ NIVIA			
Address: PO BOX 832987		MIAMI	FL 33283

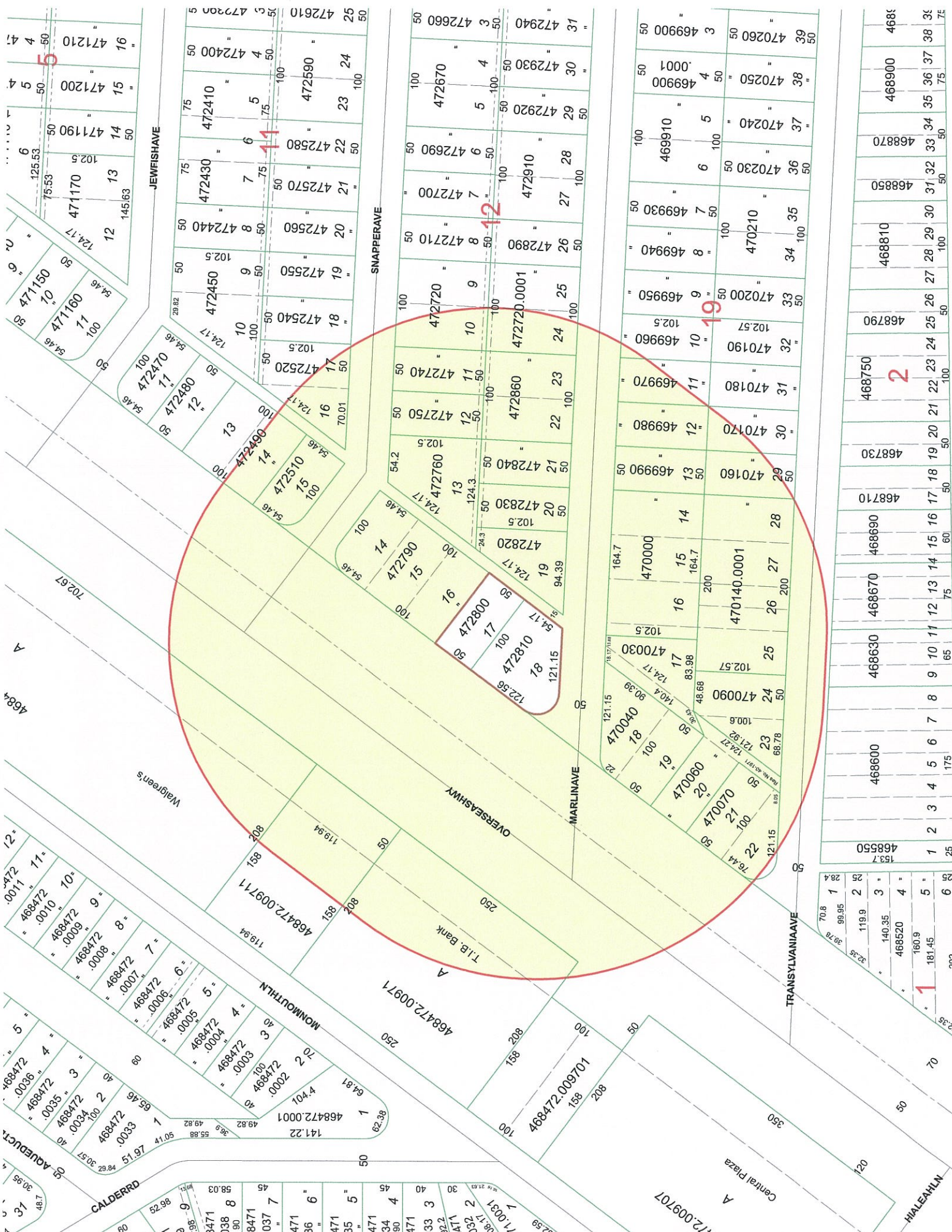


Table of lot data on the left side of the map, including lot numbers and associated values.

Lot	Value
471210	16
471200	15
471190	14
471170	13
471150	12
471160	11
471170	10
471180	9
471190	8
471200	7
471210	6
471220	5
471230	4
471240	3
471250	2
471260	1

Table of lot data in the upper middle section of the map.

Lot	Value
472410	75
472430	75
472440	75
472450	75
472460	75
472470	75
472480	75
472490	75
472500	75
472510	75
472520	75
472530	75
472540	75
472550	75
472560	75
472570	75
472580	75
472590	75
472600	75

Table of lot data in the lower middle section of the map.

Lot	Value
472610	25
472620	24
472630	23
472640	22
472650	21
472660	20
472670	19
472680	18
472690	17
472700	16
472710	15
472720	14
472730	13
472740	12
472750	11
472760	10
472770	9
472780	8
472790	7
472800	6
472810	5
472820	4
472830	3
472840	2
472850	1

Table of lot data in the lower right section of the map.

Lot	Value
472860	100
472870	100
472880	100
472890	100
472900	100
472910	100
472920	100
472930	100
472940	100
472950	100
472960	100
472970	100
472980	100
472990	100
473000	100
473010	100
473020	100
473030	100
473040	100
473050	100
473060	100
473070	100
473080	100
473090	100
473100	100

Table of lot data in the bottom right section of the map.

Lot	Value
473110	100
473120	100
473130	100
473140	100
473150	100
473160	100
473170	100
473180	100
473190	100
473200	100
473210	100
473220	100
473230	100
473240	100
473250	100
473260	100
473270	100
473280	100
473290	100
473300	100
473310	100
473320	100
473330	100
473340	100
473350	100
473360	100
473370	100
473380	100
473390	100
473400	100

Table of lot data in the bottom left section of the map.

Lot	Value
473410	100
473420	100
473430	100
473440	100
473450	100
473460	100
473470	100
473480	100
473490	100
473500	100
473510	100
473520	100
473530	100
473540	100
473550	100
473560	100
473570	100
473580	100
473590	100
473600	100
473610	100
473620	100
473630	100
473640	100
473650	100
473660	100
473670	100
473680	100
473690	100
473700	100

Table of lot data in the bottom right corner of the map.

Lot	Value
473710	100
473720	100
473730	100
473740	100
473750	100
473760	100
473770	100
473780	100
473790	100
473800	100
473810	100
473820	100
473830	100
473840	100
473850	100
473860	100
473870	100
473880	100
473890	100
473900	100
473910	100
473920	100
473930	100
473940	100
473950	100
473960	100
473970	100
473980	100
473990	100
474000	100

LOT 17 and 18, Block 12, LARGO SQUARE PARK, according to the Plat thereof as recorded in the Book 3, at Page 111 of the Public Records of Monroe County, Florida.

LEGAL DESCRIPTION

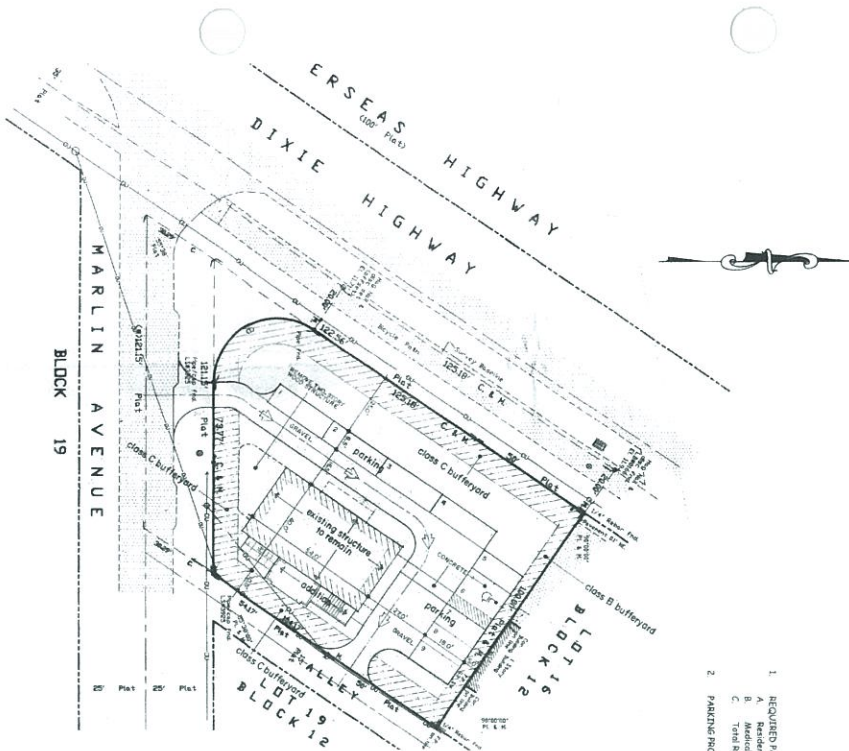
REGULATORY CRITERIA

A	Type Construction: Reinforced Concrete and Concrete Masonry.
B	Minimum Floor Area: 10,000 sq. ft.
C	Fire Zone Description: NFIP Flood Zone X.
D	Average Grade at Footprint of Structure: -11.8' NGVD.
E	Elevation of the Lowest Habitable Floor: -12.0' NGVD.
F	Projected Area of Roof: 18,165 sq. ft.
G	Projected Area of Roof: 18,165 sq. ft.
H	Existing Floor Area:
I	1. Ground Floor (Medical Clinic) 1,620 sq. ft.
J	2. Second Floor (Presidential Apartment) 1,620 sq. ft.
K	3. Total 3,240 sq. ft.
L	1. Ground Floor (Medical Clinic) 1,620 sq. ft.
M	2. Second Floor (Presidential Apartment) 1,620 sq. ft.
N	3. Total 3,240 sq. ft.
O	1. Ground Floor (Medical Clinic) 1,620 sq. ft.
P	2. Second Floor (Presidential Apartment) 1,620 sq. ft.
Q	3. Total 3,240 sq. ft.

PARKING

- REQUIRED PARKING:
 - Medical Apartment: 2 spaces
 - Presidential Apartment: 8 spaces
 - Total Required Parking Spaces: 10 spaces
- PARKING PROVIDED: 8 Standard - 1 Handicapped space = 9 spaces

SITE PLAN 1" = 20'-0"



GROUND FLOOR PLAN 1/4" = 1'-0"



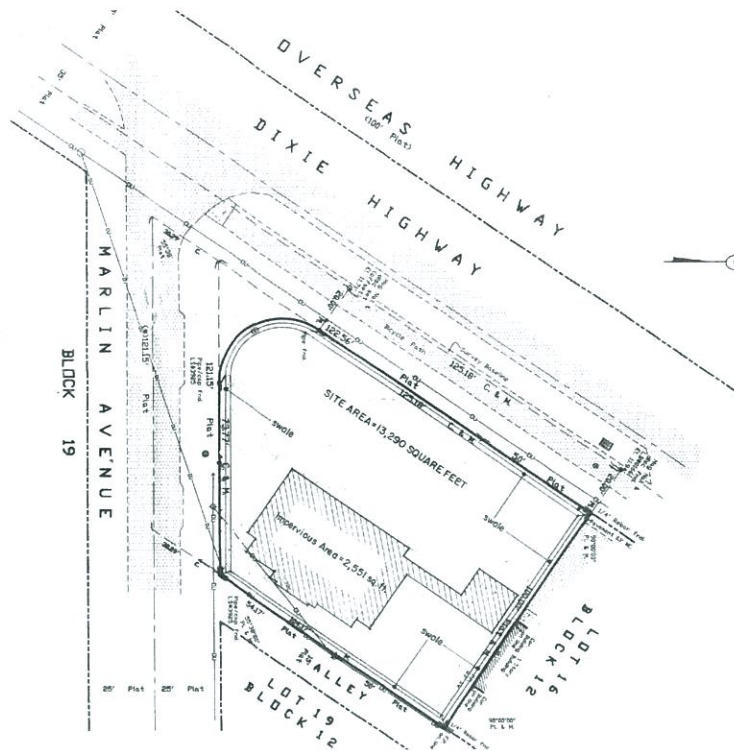
ADDITIONS & RENOVATIONS
to the Structure located at
103301 Overseas Highway
Key Largo, Florida

HARUM
ARCHITECTS

SHEET NO. 1
DATE: October 16,
REVISIONS:

PROJECT:

DEC 8, 2006
2:00 PM
OFFICE OF MANAGEMENT



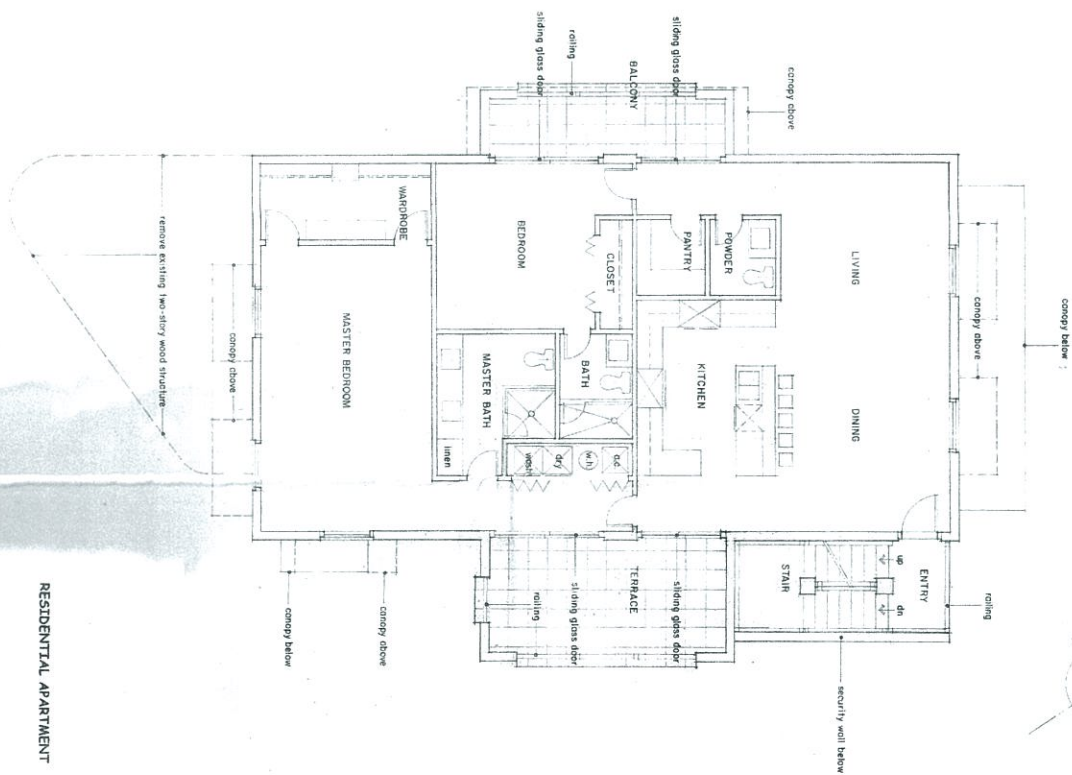
STORMWATER RETENTION PLAN 1" = 20'-0"

STORMWATER RETENTION CALCULATIONS (Previously Improved Site)

- A. Buffer = 1.25'
- B. Site Area = 11,290 square feet (0.305 acres)
- C. Intervenor Area = 2,351 square feet
- D. Curb Feet Required = $2,650 \div 1.25 = 2,660$ cubic feet
12
- E. Scale Length = 458 ft.
- F. Cross-Sectional Area of Scale = Required = 0.28 square feet
Provided = 0.28 square feet
- G. Curb Feet of Scale Provided = 268 cubic feet



SWALE CROSS-SECTION



UPPER FLOOR PLAN 1/4" = 1'-0"

RESIDENTIAL APARTMENT

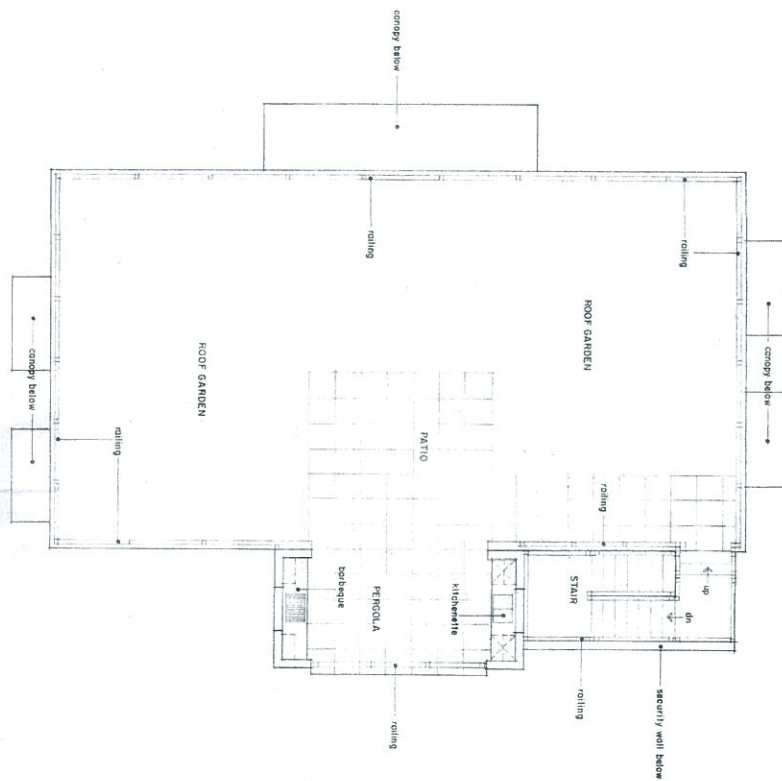
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DEC 05 2005
3916-200
UNIVERSITY OF FLORIDA

SHEET NO. **2**
DATE: October 1
REVISIONS:

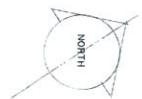
PROJECT:

ADDITIONS & RENOVATIONS
to the Structure located at
103301 Overseas Highway
Key Largo, Florida

HARUM
ARCHITECTS



ROOF PLAN 1/4" = 1'-0"



RECEIVED
DEC 03 2006
DATE: 03-03-06
REVISIONS:

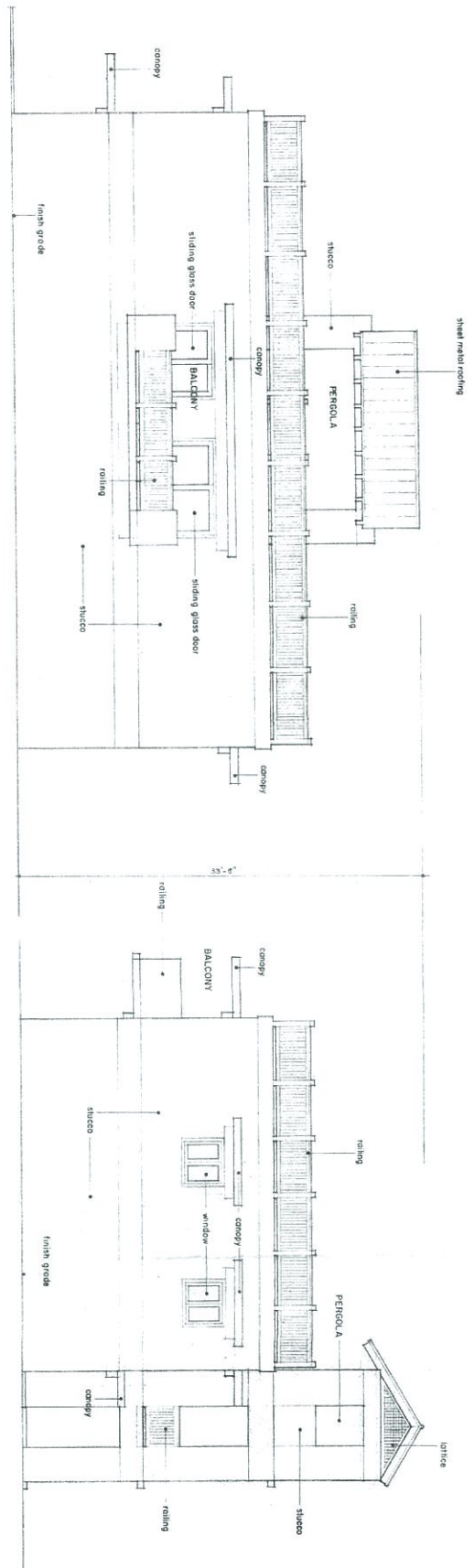
SHEET NO. 3
DATE: 03-03-06
REVISIONS:

PROJECT:

ADDITIONS & RENOVATIONS
to the Structure located at
103201 C...

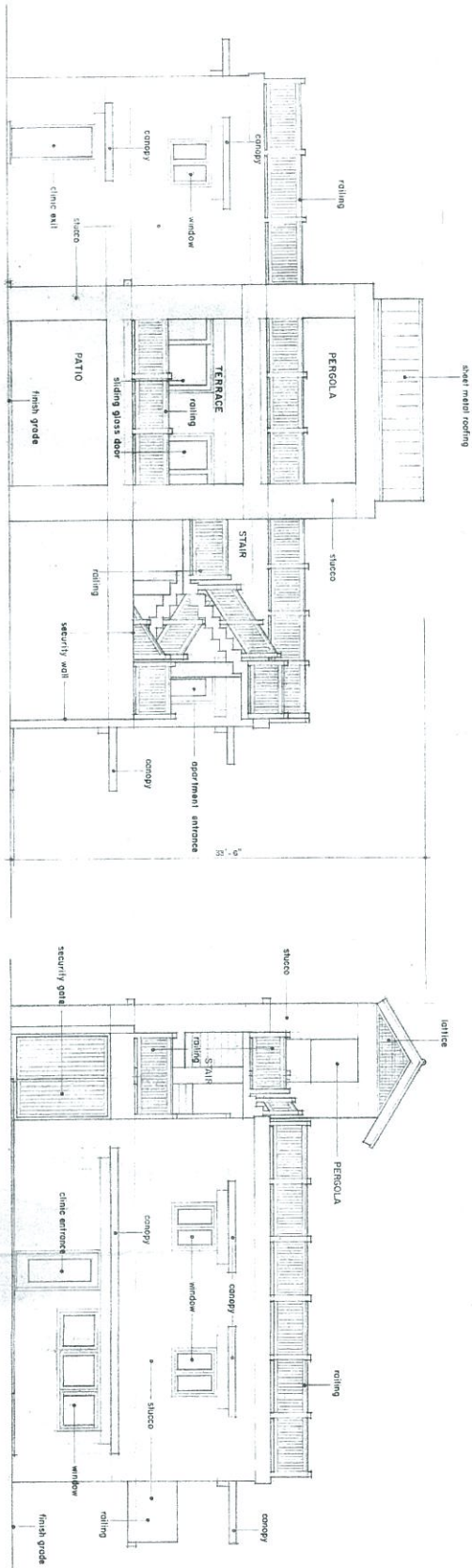
Handwritten signature

HARI JM



NORTHWEST ELEVATION 1/4" = 1'-0"

SOUTHWEST ELEVATION 1/4" = 1'-0"



SOUTHEAST ELEVATION 1/4" = 1'-0"

NORTHEAST ELEVATION 1/4" = 1'-0"

REVISION
DATE
BY
DRAWN BY
CHECKED BY
APPROVED BY

SHEET N
DATE OF
REVISION
4

PROJECT:

ADDITIONS & RENOVATIONS
to the Structure located at

HARI TM